

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, August 14, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, August 14, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

**CALL TO ORDER AND ATTENDANCE**

In Chairman Spence's absence, Vice-Chairman Quarles called the meeting to order. Present in addition to Mr. Quarles were Board members Messrs. Edwards, Lane, Klee and Kent. Absent were Mr. Spence and Mr. Hertzler. Staff members present were Planning Director Nester, Zoning Administrator Rhodes and Secretary Scott.

**Consent Agenda**

Vice-Chairman Quarles explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

**ARB #07-048 Sheppard/126 Jones Mill Lane – New Single-Family Dwelling**

**ARB #07-054 Britt/2133-6 South Henry Street – Exterior Change (steps)**

**ARB #07-055 Evans/681 Powell Street- Exterior Change (porch to sunroom)**

**ARB #07-056 Miller/224 Yorkshire Drive – Addition (deck to sunroom)**

**ARB #07-057 Barnes/207 Griffin Avenue – Exterior Change (color change)**

**ARB #07-058 Scott/719 Lafayette Street – Addition (deck)**

**SIGN #07-039 Bentley Manor Inn B & B/720 College Terrace – Freestanding Sign**

Mr. Quarles noted that Mr. Scott, **ARB #07-058**, has changed the proposed deck color from gray to white to match the trim of the house.

There being no questions or comments from the Board or the audience regarding the cases on the Consent Agenda, Mr. Klee moved that the cases be approved as submitted. Mr. Edwards seconded the motion which carried by roll call vote of 5-0, except ARB #07-048 and ARB #07-56 from which Mr. Lane abstained.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Kent, Klee
Nay:	None
Abstain:	Lane (from ARB #07-048 and ARB #07-056)
Absent:	Spence, Hertzler

#### **ARCHITECTURAL PRESERVATION DISTRICT**

#### **ARB #07-061 Smithfield Ham Shoppe/421 Prince George St. – Exterior Changes (paint brick, replace doors & windows) – Approved with Conditions**

Terri Morgan, Smithfield Specialty Food Groups representative, Rebecca Marple, Magoon & Associates and Joe Salsama, builder for the project, were present to discuss the proposed changes. As a member of Magoon & Associates, Board member Kent recused himself from the deliberations on this request.

Rebecca Marple senior designer with Magoon & Associates, presented the requested alterations of the exterior of the building. The application is for exterior changes for the conversion of the old Parletts store to the Smithfield Ham Shoppe.

Mr. Quarles noted that the *Design Review Guidelines* state a preference for unpainted brick, and the existing unpainted brickwork shows intricate detail that would be lost if painted. He added that painting the brick would also break up the streetscape.

Ms. Morgan responded that to remove the existing paint from the brick would cost three times the amount for painting the brick. Mr. Klee said that although the *Guidelines* state otherwise, 2/3 of the streetfront is already painted and in this case, he prefers the painted brick; he added he would prefer the entire building be painted. Mr. Edwards agreed with Mr. Klee's comments and added that he appreciates the applicant salvaging the windows.

Mr. Edwards moved that the request be approved with the following conditions:

- (1) Front and side large storefront windows are to be repaired and restored,
- (2) front doors are to be replaced with identical wooden doors with true divided lights,
- (3) rear single door to be replaced with wooden solid paneled door,
- (4) double wood and glass service doors on left side rear are to be repaired, and
- (5) windows and trim are to be painted Classical White (SW 2829); doors to be painted Roycroft Pewter (SW 2848); and brick to be painted Birdseye Maple (SW 2834).

Mr. Lane seconded the motion which carried by roll call vote of 4-0-1.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Klee
Nay:	None
Abstain:	Kent
Absent:	Spence, Hertzler

**ARB #07-062 Braxton/120 Braxton Court – Exterior Changes (replace aluminum siding with cedar siding; replace rear addition, windows, porch ceiling, columns and steps; install roof vents, storm doors & windows; remove chimney) – Approved with Conditions**

Applicant/Owner, Robert Braxton, and Dennis LeBlanc, Williamsburg Redevelopment and Housing Authority, were present to respond to questions. Mr. LeBlanc noted the Authority is involved in the project because of CVG funding assistance. Mr. Braxton is attempting to open up the interior design of the dwelling as well as accomplish needed repairs. Proposed changes include replacing aluminum siding with cedar siding painted white, replacing brick steps with concrete steps, replacing rear addition, replacing three windows and installing aluminum storm windows.

Discussion points included:

1. whether the building code requires the proposed window replacement for egress from bedrooms. Board members with building code knowledge stated they believe replacement is not required.
2. in response to concerns regarding the proposed aluminum storm windows, Mr. Braxton said they are now proposing custom-made storm windows that fit flush inside the molding and are made of white aluminum. Mr. Quarles noted that the *Design Review Guidelines* don't address storm windows, but this is really a replacement in kind.
3. the proposed cement steps and the need to have at least a brick veneer over the cement. Board members agreed the applicant does not need to return for review of the choice of brick to be used; staff review will suffice for bricks to be used for the foundation of the addition and the replacement steps.

Mr. Lane moved the changes be approved with the following conditions:

1. The kitchen window is to be reduced in size, bedroom windows are to be repaired,
2. the steps are to have at least a brick veneer and the choice of brick for the foundation and the steps is to be approved by City staff, and
3. the white aluminum storm windows are approved as presented.

Mr. Quarles seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye: Edwards, Quarles, Lane, Klee, Kent  
Nay: None  
Absent: Spence, Hertzler

**ARB #07-063 Payne/308 South Boundary – Exterior Changes (increase width of garage door, remove door, replace front porch columns) – Approved doors, Denied porch columns**

Jeff Barra, Toano Designs, Inc. and Chris Crone, representing the owner/applicant, presented two changes to the previously approved plans. On the front elevation, the applicant is proposing removal of the personnel door and installation of a larger garage door; changing from the approved 9' garage door to a 10-12' door. Also requested is replacement of the 4x4 posts on the front porch with solid square columns. Mr. Crone and Mr. Barra noted the personnel door just didn't feel right and shifting and widening the garage door will improve the functionality of the garage. The front porch columns are termite infected and the applicant proposes replacing them with columns, either wooden or prefabricated material, that are very traditional.

Consensus of the Board was that the increase in the size of the garage door from 9' to 10 or 12' is fine. However, the proposed replacement of the front porch columns raised some concern. Mr. Quarles said he loved the detail of the house and the columns and Mr. Klee agreed that the columns gave the house personality; the proposed square columns are of a design that can be found anywhere and preservation of the existing posts is preferred. Mr. Quarles added that the columns are one of the very few features that allow people to recognize this distinctive house. Mr. Quarles moved that the proposed removal of the personnel door and the increased width of the garage door be approved and that the change in the front porch columns be denied.

Mr. Klee seconded the motion which carried by roll call vote of 5-0

Recorded vote on the motion:

Aye: Edwards, Quarles, Lane, Klee, Kent  
Nay: None  
Absent: Spence, Hertzler

**ARB #07-064 Abbott/415 North Boundary Street – New Office Building – Approved with Conditions**

Applicant/owner Carlton Abbott, showed a power point presentation of the proposed 6,015 square foot building adjacent to the Community Building. He noted that although similar in general character to the Conceptual Plan submitted in 2005, there are some

differences in the design details. Mr. Abbott said the proposed structure will honor the scale, forms and shapes of the existing buildings on the block. The design is meant not only to make the building more interesting, but also to tie in with the other buildings in the City Square area. Mr. Abbott said an architects' drawing room and offices will be on the top level with a gallery on the lower level. Like the Community Building, the roof will have a 45 degree slope and standing seam metal roof.

Mr. Lane commented that he likes this proposal better than the first submittal; Mr. Quarles agreed. Mr. Edwards noted that it's a small space well done.

Mr. Klee moved that the proposal be approved subject to Board review of colors and materials. Mr. Edwards seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Klee, Kent
Nay:	None
Absent:	Spence, Hertzler

#### **CORRIDOR PROTECTION DISTRICT**

#### **ARB #07-059 Lyon/800 South Henry Street – Two-Story Addition -- Approved**

Robert Lyon, owner/applicant, proposed construction of a two-story addition to the single-family dwelling. Proposed are materials to match the existing structure.

Mr. Klee said it is a great addition and Mr. Quarles said he had been concerned since this is such an attractive house, but he has no concerns after seeing the plans tonight.

Mr. Lane moved that the addition be approved as submitted. Mr. Klee seconded the motion which carried by roll call vote of 4-0-1.

Recorded vote on the motion:

Aye:	Kent, Quarles, Lane, Klee
Nay:	None
Abstain:	Edwards
Absent:	Spence, Hertzler

#### **SIGNS**

**SIGN #07-039 Bentley Manor Inn B & B/720 College Terrace – Freestanding Sign** was approved under the consent agenda.

**Minutes for July 24, 2007**

The minutes for the July 24, 2007 meeting were approved viva voce.

**Other**

**APVA Conference -- Staunton September 24 and 25**

Board members are to call or email Mrs. Murphy with their availability for this conference.

There being no further business the meeting adjourned at 8:00 p.m.

Dee Scott  
Secretary